

## APPENDIX F

SUGGESTED MANAGEMENT CONTROLS FOR  
FLAT RIVER AND TRIBUTARIES

The Tri-County River Committee recommends that the following controls be adopted by appropriate zoning by all townships having jurisdiction over any part of the Flat River and its tributaries. Some townships already have some or all of these proposed controls, in which case only part of our recommendations would need be added.

1. The following recommended guidelines shall apply to the Flat River and its tributaries beginning at First Lake outlet, Montcalm County, and extending downstream to the Grand River at Lowell. It is recommended that local units of government adopt zoning ordinances based on these guidelines for all private lands along the river. The restrictions set forth will also be a minimum for management of public lands. These guidelines will affect a district 300 feet from the ordinary high water mark on each side of and paralleling the Flat River and its tributaries.
2. The minimum setback for new construction shall be 25 feet from an identified or documented 50-year floodplain line or 100 feet from the ordinary high water mark, whichever results in the greatest distance from the edge of the river. Minimum lot width shall be 100 feet at the building line nearest the water's edge, with no less than 20,000 square feet, total, excluding the flood plain. Any new residential construction shall also be governed by the State Construction Code: Act 231 of 1972, Sections 124.1401 through 125.1531.
3. There shall be no commercial, industrial or mining operations within 300 feet of the river.
4. There shall be a minimum setback of 100 feet from the ordinary high water mark or an identified 50-year flood plain line, whichever results in the greatest distance from the edge of the river, for the installation of septic tanks, tile fields and other sanitary facilities. The bottom of the absorption field shall meet health department requirements but in no case be less than four feet above the high water table.
5. A strip 25 feet wide on each side of and parallel to the Flat River and tributaries shall be maintained in trees, vegetation and shrubs or in its natural state except that dead, diseased, unsafe or fallen trees as well as noxious plants may be removed. Trees, vegetation and shrubs may be selectively pruned or removed for landscaping purposes, commercial timber harvest, or to provide a view of the river, as long as the root system remains intact to provide for streambank stabilization and erosion control, serve as an aid to infiltration of surface runoff and provide cover to shade the water.
6. The development of private land for recreational purposes such as hunting, camping, picnicking, etc. shall be at the discretion of and under the control of the

property owner in conformance with the restrictions of the 300-foot river management district.

7. Access to the river across private land shall be controlled by the property owner.
8. There shall be no commercial signs within 300 feet of the water's edge.
9. The owner shall reserve the right to clean the deadfall and logs from the river as he deems necessary, to maintain a safe and clean river.